



Applicants Name:\_\_\_\_\_ Permit Number:\_\_\_\_\_

**CRITICAL AREA LOT COVERAGE COMPUTATION WORKSHEET**  
**\*\*\*One Acre = 43,560 square feet\*\*\***

**SECTION A**

For additions to existing structures, driveways, sidewalks & other lot coverage within the 100 foot shoreline buffer, calculate:

_____	X	15%	=	_____
Square footage of portion of the lot within the 100 foot buffer				Allowable lot coverage in square feet

Lots ½ acre or less which existed on or **before December 1, 1985** are limited to 25% of the parcel or lot in lot coverage.

_____	X	25%	=	_____
Square footage of the lot				Allowable lot coverage in square feet

Lots greater than ½ acre and less than 1 acre which existed on or **before December 1, 1985** are limited to **15%** of the parcel or lot in lot coverage.

_____	X	15%	=	_____
Square footage of the lot				Allowable lot coverage in square feet

Lots 1 acre or less in size that are part of a subdivision approved **after December 1, 1985\*** are limited to **25%** of the lot in lot coverage. *The total lot coverage for the entire subdivision may not exceed 15%.*

_____	X	25%	=	_____
Square footage of the lot				Allowable lot coverage in square feet

_____	_____
<i>Subdivision Name &amp; Number</i>	<i>Allowable lot coverage in square feet as specified on the <b>final approved</b> subdivision plat.</i>

All other parcels or lots not previously noted are limited to **15%** of the parcel or lot in lot coverage.

_____	X	15%	=	_____
Square footage of the lot				Allowable lot coverage square feet

**SECTION B**

For parcels or lots ½ acre or less in size, total lot coverage does not exceed impervious surface limits as previously set forth in Section A by more than **25%** or 500 square feet whichever is greater.

_____	X	25%	=	_____
Permitted lot coverage in square feet				Maximum lot coverage in square feet or 500 square feet, whichever is greater.

For parcels or lots greater than ½ acre and less than 1 acre in size, total lot coverage does not exceed lot coverage limits as previously set forth in Section A or 5,445 square feet, whichever is greater.

**ONLY THE TALBOT COUNTY PLANNING OFFICER OR HIS DESIGNATED REPRESENTATIVE MAY ALLOW A PROPERTY OWNER TO EXCEED THE LOT COVERAGE LIMITATIONS SET FORTH IN SECTION A OF THIS COMPUTATION FORM. ADDITIONAL BEST MANAGEMENT PRACTICES ARE REQUIRED IN ORDER TO EXCEED THE LIMITS SET FORTH IN SECTION A.**

**\* For subdivision lots where the specified lot coverage allowance exceeds the values shown above, please provide a copy of the final approved plat indicating the specified lot coverage allocation.**

LOT COVERAGE AND DISTURBANCE CALCULATIONS

NAME: \_\_\_\_\_ PERMIT NO.: \_\_\_\_\_

This worksheet will quantify disturbances and lot coverage associated with both existing and proposed construction on your building site.

FOR BUILDING PERMIT APPLICATIONS WITHIN THE  
CRITICAL AREA AND THE WESTERN RURAL CONSERVATION  
ZONING DISTRICT:

Please complete columns 1, 2, and 3 below listing area of the first floor or ground level footprint of each existing and proposed structure or site amenity.

FOR ALL BUILDING PERMIT APPLICATIONS REGARDLESS OF ZONING DISTRICT:

Please compute area and note in column four (4) ground disturbance associated with proposed construction by using the following criteria: 1) Add a 20-foot buffer around the footprint of the proposed structure or addition, 2) A 10 foot buffer shall be added on each side of the proposed driveway or sidewalk, 3) Disturbance for septic system placement is calculated to be 750 square feet. In column five (5), please record disturbance as listed in column (4) without the disturbance for the septic system.

	LOT COVERAGE <i>Critical Area &amp; WRC Only</i>			DISTURBANCE <i>All Zoning Districts</i>	
	(1) Existing Lot Coverage (sq. ft.)	(2) Proposed Lot Coverage (sq. ft.)	(3) Total of 1 & 2 (sq. ft.)	(4) Disturbance (sq. ft.)	(5) SWM Disturbance (sq. ft.)
Driveways/sidewalks					
House					
Addition(s)					
Septic					
Detached garage					
Outbuildings					
Swimming pools					
Tennis courts					
Guesthouse/tenant					
Other (specify)					
TOTALS:					

It shall be necessary to contact the Department of Public Works at 410-770-8170 to apply for a Stormwater Management Plan on all lots where disturbance during construction is 5,000 square feet or greater.

The applicant must contact the Soil Conservation District Office at 410-822-1577 to apply for a Sediment and Erosion Control Plan for lots less than 2 acres where disturbance during construction is 5,000 square feet or greater, or for lots 2 acres or larger where disturbance during construction is greater than 21,780 square feet.